

SPRUCE RIDGE VILLAS 94-1030 ANANIA Circle Unit 79, Mililani 96789 * SPRUCE RIDGE

VILLAS * \$440,000

Sold Price: \$460,000	Sold Date: 04-13-2018	Sold Ratio: 105%
Beds: 2	MLS#: <u>201804746</u>, FS	Year Built: 1973
Bath: 1/1	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 1,127	List Date & DOM: 02-23-2018 & 6	Total Parking: 2
Land Sq. Ft.: 415,867	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 200	Frontage:	Building: \$210,000
Sq. Ft. Other: 0	Tax/Year: \$97/2017	Land: \$221,300
Total Sq. Ft. 1,327	Neighborhood: Mililani Area	Total: \$431,000
Maint./Assoc. \$427 / \$39	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Garage, Guest, Street	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Garden	

Public Remarks: Rarely available Spruce Ridge Villas complex. The complex has a newer roof, painted and refinished community pool - all with no assessments fees. The unit has been nicely renovated including: beadboard ceilings (hiding the popcorn), painted cabinets, new faucet, arabesque glossy tile backsplash, wooden stairs, granite countertops and much more! The master bedroom has a balcony overlooking the pool area. BROKER'S OPEN WED 10-12:00 Come on BUY! **Sale**
Conditions: None **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1030 ANANIA Circle 79	\$440,000	2 & 1/1	1,127 \$390	415,867 \$1	200	71%	2	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1030 ANANIA Circle 79	\$97 \$427 \$39	\$221,300	\$210,000	\$431,000	102%	1973 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-1030 ANANIA Circle 79	\$460,000	04-13-2018	105%	105%	VA

[94-1030 ANANIA Circle 79](#) - MLS#: [201804746](#) - Rarely available Spruce Ridge Villas complex. The complex has a newer roof, painted and refinished community pool - all with no assessments fees. The unit has been nicely renovated including: beadboard ceilings (hiding the popcorn), painted cabinets, new faucet, arabesque glossy tile backsplash, wooden stairs, granite countertops and much more! The master bedroom has a balcony overlooking the pool area. **BROKER's OPEN WED 10-12:00** Come on BUY! **Region:** Central **Neighborhood:** Mililani Area **Condition:** Above Average **Parking:** Garage, Guest, Street **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number